

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
S/S Bonnie Hill Road, 430 ft. W	* ZONING COMMISSIONER
of c/l Burnbrae Road	
109 Bonnie Hill Road	* OF BALTIMORE COUNTY
9th Election District	
4th Councilmanic District	* Case No. 96-393-A
Andrew V. Fass, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Andrew V. Fass and Alison Fass, his wife, for that property known as 109 Bonnie Hill Road in the Burnbrae subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 26.5 ft., in lieu of the required 30 ft., for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

5/10/96
M. G. G. G.


MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of May, 1996 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 26.5 ft., in lieu of the required 30 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED
Date 5/10/96
By G. M. [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 9, 1996

Mr. and Mrs. Andrew V. Fass
109 Bonnie Hill Road
Baltimore, Maryland 21204

RE: Petition for Administrative Variance
Case No. 96-393-A
Property: 109 Bonnie Hill Road

Dear Mr. and Mrs. Fass:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED



APRIL 8, 1996

Zoning Description

#109 BONNIE HILL ROAD
BALTIMORE, COUNTY

96-393-A

ZONING DESCRIPTION FOR #109 BONNIE HILL ROAD

Election District 9

Councilmanic District 4

Beginning at a point on the South side of BONNIE

HILL ROAD which is 30'

wide at a distance of 430' WEST of the

centerline of the nearest improved intersecting street, BURNBRAE ROAD

which is 40 wide. *Being Lot # 6B

in the subdivision of

"BURNBRAE" as recorded in Baltimore County Plat

Book # 12, Folio # 32, containing

14,018 S.F. OR 0.3218 AC.

372
397

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-393-A

District 9th Date of Posting 4/19/96
Posted for: Adm. Variance Closing 5-1-96
Petitioner: Andrew V. Foss, et al.
Location of property: 109 Boone Hill Road
Location of Sign: On property facing roadway
Remarks: _____
Posted by: [Signature] Date of return: 4/26/96
Number of Signs: 1

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 392 397 Petitioner: Andrew V. & Alison Fass
Location: 109 Bonnie Hill Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Andrew V. Fass
ADDRESS: 109 Bonnie Hill Rd.
Baltimore, MD 21204
PHONE NUMBER: Home: 583-6831 Work: 889-3400 ext. 4



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____

BALTIMORE COUNTY, MARYLAND **397** No. **015200**
OFFICE OF FL. INCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE **4-96** ACCOUNT **R001-6150**

96-393-A AMOUNT \$ **85.00**

RECEIVED FROM: **ANZEN FASS** **109 Bowie Hill Rd.**


FOR: **ADMIN. FEE (CIC)** **50.00**
POSTAGE (030) **35.00**

85.00
\$85.00

PROPERTY TAX **334140222MCHRC**
VALIDATION OR SIGNATURE OF CASHIER
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
JEAN

North

date: _____ prepared by: _____ Scale of Drawing: 1"= _____

 North
Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

SEWER: ☐ public ☐ private
WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 17, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-393-A (Item 397)
109 Bonnie Hill Road
S/S Bonnie Hill Road, 430' W of c/l Bumbrae Road
9th Election District - 4th Councilmanic
Legal Owner(s): Andrew V. Fass and Alison Fass

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 21, 1996. The closing date (May 6, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) Should your case require a public hearing, whether due to a neighbor's formal request or by Order of the Commissioner, the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by you, the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Andrew and Alison Fass

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 7, 1996

Andrew and Alison Fass
109 Bonnie Hill Road
Baltimore, MD 21204

RE. Item No.: 397
Case No.: 96-393-A
Petitioner: Andrew Fass, et ux

Dear Mr. and Mrs. Fass:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 26, 1996

FROM: *Rub* Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 for April 29, 1996
 Item Nos. 390, 392, 394, 395, (397)

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:DAB:jrb

cc: File

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: April 22, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 383, 396 and 397

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

Jeffrey M. Long
Gary L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 04/18/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 22, 1996.

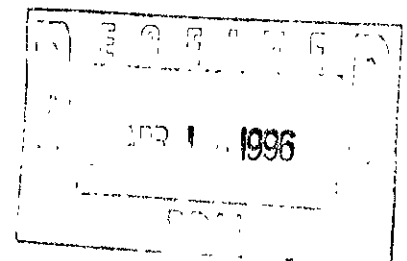
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 389, 390, 391, 392, 393, 394,
395, 397 AND 398.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 4-22-96

DATE: 4-23-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

389

390

392

394

395

396

397

398

LS:sp

LETTY2/DEPRM/TXTSBP

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**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-19-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 397 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-⁵⁴⁵⁻⁵⁵⁸¹~~333-1350~~ if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-335-2258 Statewide Toll Free

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 15, 1996

96-393-A

Mr. & Mrs. Andrew V. Fass
109 Bonnie Hill Road
Baltimore, MD 21204

RE: Zoning Petition Item Number
109 Bonnie Hill Road
9th Election District

Dear Mr. & Mrs. Fass:

This letter is being written concerning the Petition for Administrative Variance, which you filed in the zoning office on April 11, 1996 with Joseph C. Merrey. Due to unforeseen circumstances, the item number for your variance filing needs to be changed. The item number that you were given during the filing appointment, and which appears on your receipt, is item #372. **The new item number given to your petition filing is item #397.**

If you need further information or have any questions, please do not hesitate to contact Joseph Merrey at (410) 887-3391.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

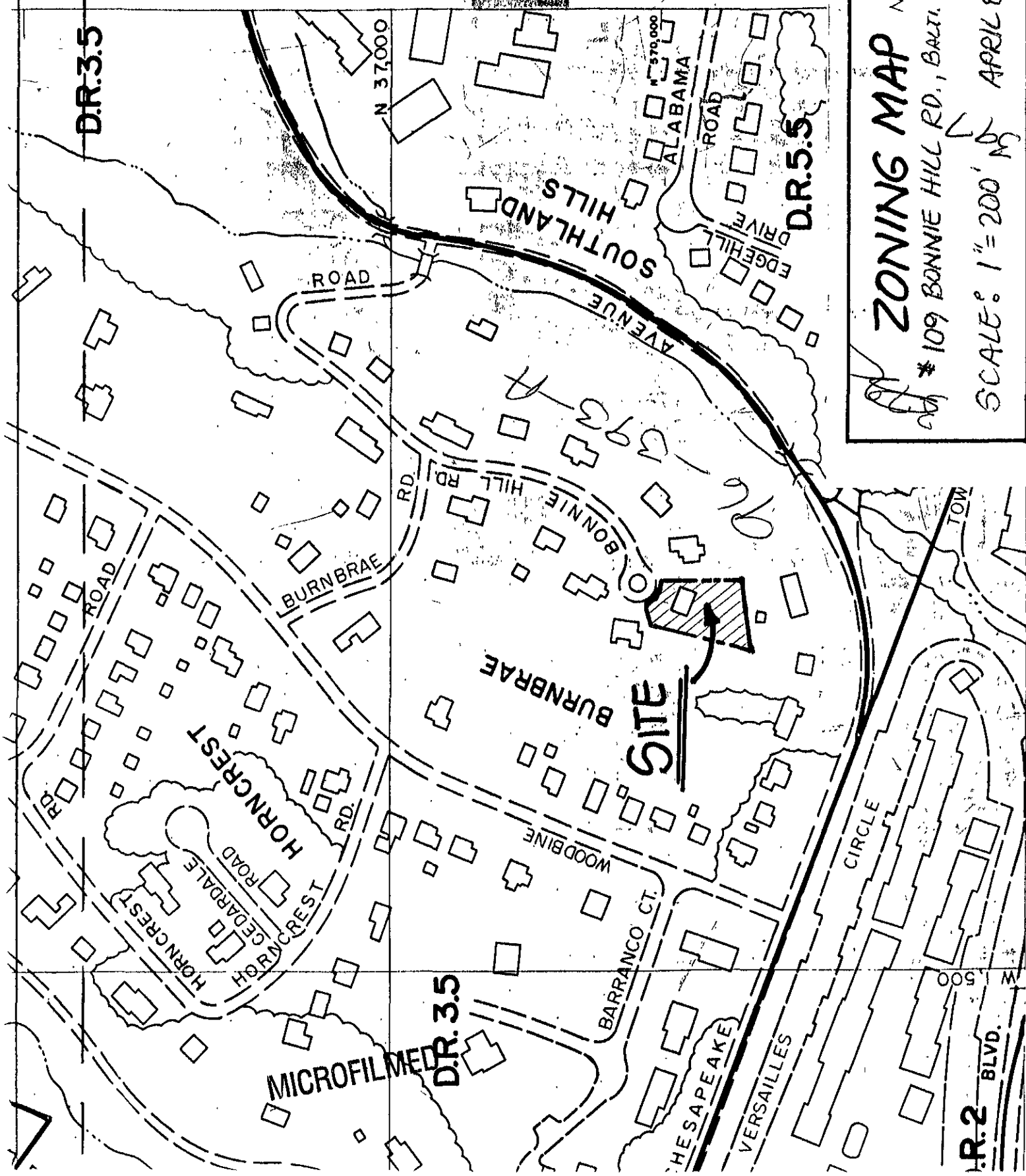
WCR:SCJ:scj

c: Joseph C. Merrey

RECEIVED



POSITION CODE ON THIS LINE



ZONING MAP

NW 10-4

* 109 BONNIE HILL RD., BALTI. COUNTY

SCALE: 1" = 200' M APRIL 8, 1976

PREHENSIVE ZONING MAP



NW 10-A

AERIAL PHOTO

#103 BONNIE HILL RD., BATT. COUNTY

96-393-A

SCALE: 1"=200' *[Signature]* April 8, 1996

MICROFILM

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 109 BONNIE HILL ROAD

pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BURNBEE

plat book# 12, folio# 32 lot# 6B

OWNER: ANDREW FASS

AUTHOR G. TURNER
2566-08

(Lot 10A)

96-393-A



North

date: 4-8-96

prepared by: HOFFMAN & HOFFMAN

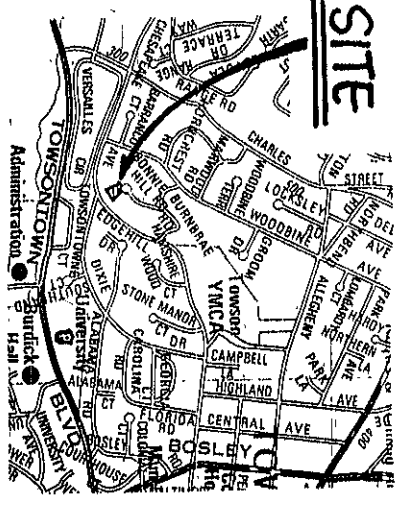
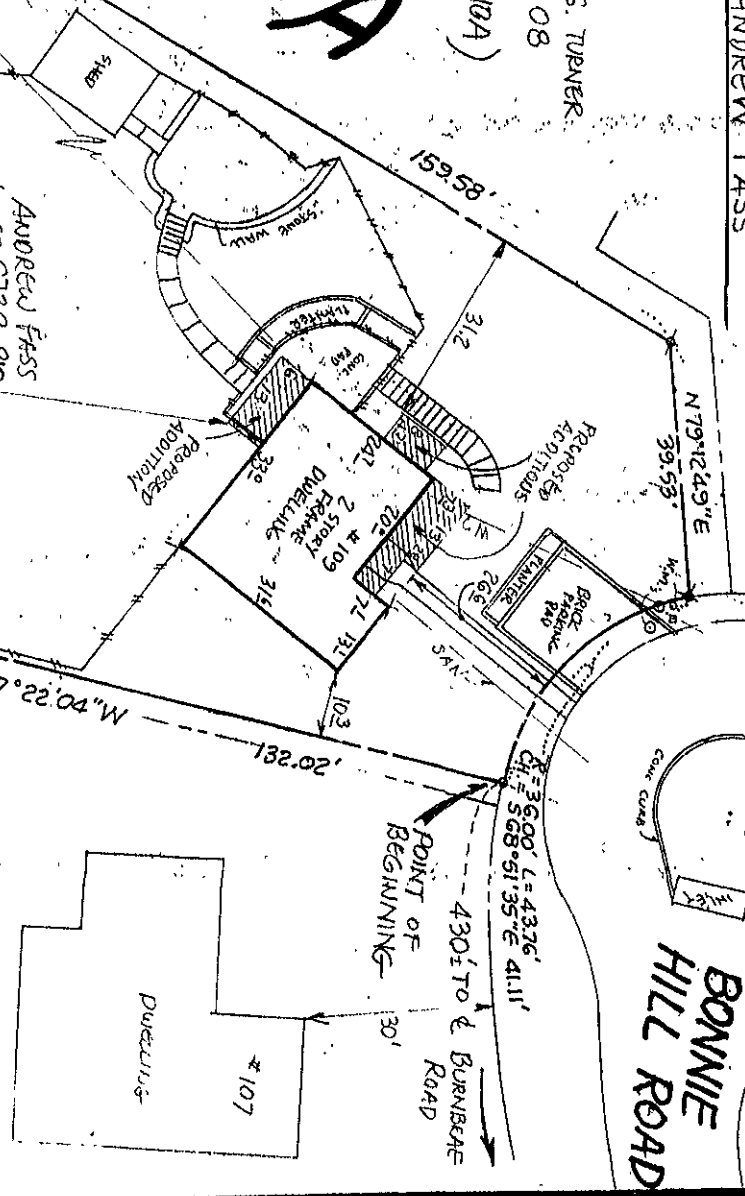
Scale of Drawing: 1" = 30'

WILLIAM H. HOFFMAN
Sec 4-593
(Lot 84)

ANDREW FASS
LIBER 6738-812
(Lot 6B)

DAVID P. MEEDER
7135-14
(Lot 6A)

[Handwritten signature]



Vicinity Map
scale: 1" = 2000'

LOCATION INFORMATION

Election District: 9
Councilmanic District: 4

1"=200' scale map#: N.W. 10-A

Zoning: DR 3.5

Lot size: 0.3218 acreage
14,018 square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

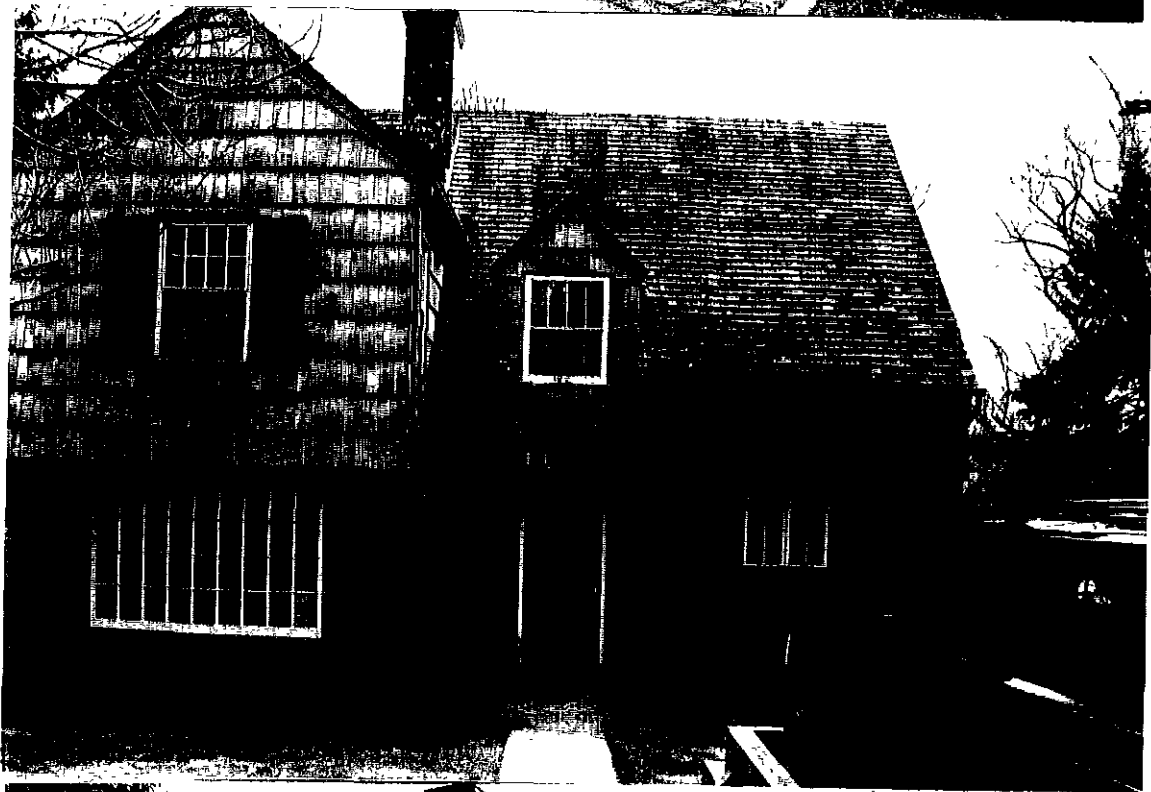
[Handwritten initials]

MICROFILMED

96-393-A



MICROFILMED



MICROFILMED





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-393-A

109 Bonnie Hill Road

which is presently zoned OR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1; BCZR, to permit a front yard setback of 26.5' for a front addition in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SM

DATE: 4-11-96

ESTIMATED POSTING DATE: 4-20-96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 397

MICROFILMED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 109 Bonnie Hill Rd.
address
Baltimore MD 21204
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The current size of our house is not large enough for our growing family. It will be a hardship if we cannot expand our house to accommodate our growing family.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
(signature)
Andrew V. Fass
(type or print name)



[Signature]
(signature)
Alison Fass
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of April, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew & Alison Fass

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

April 10, 1996
date

[Signature]
NOTARY PUBLIC

My Commission Expires:

Linda K. D'Ambrogio
Notary Public

My commission expires June 21, 1999

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
S/S Bonnie Hill Road, 430 ft. W
of c/l Burnbrae Road
109 Bonnie Hill Road
9th Election District
4th Councilmanic District
Andrew V. Fass, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-393-A
* Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Andrew V. Fass and Alison Fass, his wife, for that property known as 109 Bonnie Hill Road in the Burnbrae subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 26.5 ft., in lieu of the required 30 ft., for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of May, 1996 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 26.5 ft., in lieu of the required 30 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 9, 1996

Mr. and Mrs. Andrew V. Fass
109 Bonnie Hill Road
Baltimore, Maryland 21204

RE: Petition for Administrative Variance
Case No. 96-393-A
Property: 109 Bonnie Hill Road

Dear Mr. and Mrs. Fass:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mm
encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 109 Bonnie Hill Road
which is presently zoned DA 3.5
96-393-A

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 BCZR, to permit a front yard setback of 26.5' for a front addition in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor: _____
Type or Print Name: _____
Signature: _____
Address: _____
City: _____ State: _____ Zip: _____
Attorney for Petitioner: _____
Type or Print Name: _____
Signature: _____
Address: _____
City: _____ State: _____ Zip: _____
Name, Address and phone number of representative to be contacted: _____
Name: _____
Address: _____
City: _____ State: _____ Zip: _____

A Public Hearing having been requested and held, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the above petition for a Variance be granted, subject to the conditions set forth in the Zoning Regulations of Baltimore County, and that the property be rezoned.

REVIEWED BY SW DATE 4-11-96
ESTIMATED POSTING DATE 4-20-96

Printed with Soybean Ink on Recycled Paper

ITEM # 397

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 109 Bonnie Hill Rd.

Baltimore MD 21204

That based upon personal knowledge the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The current size of our house is not large enough for our growing family. It will be a hardship if we cannot expand our house to accommodate our growing family.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature: Andrew V. Fass Alison Fass
Type or Print Name: _____
Type or Print Name: _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I HEREBY CERTIFY, this 10 day of April, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Andrew & Alison Fass

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

April 10, 1996

My Commission Expires: June 21, 1998
Notary Public
by commission expires June 21, 1998

Zoning Description

#109 BONNIE HILL ROAD
BALTIMORE, MARYLAND 96-393-A

ZONING DESCRIPTION FOR #109 BONNIE HILL ROAD

Election District 9 Councilmanic District 4

Beginning at a point on the south side of BONNIE

HILL ROAD which is 30'

wide at a distance of 430' WEST of the

centerline of the nearest improved intersecting street, BURNBRAE ROAD

which is 40 wide. *Being Lot # GB

in the subdivision of

"BURNBRAE" as recorded in Baltimore County Plat

Book # 12 Folio # 32 containing

14,018 S.F. OR 0.3218 AC.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9A Date of Posting 4/11/96

Posted for: Admin. Variance - 5-6-96

Petitioner: Andrew V. Fass et ux

Location of property: 109 Bonnie Hill Road

Location of Sign: On property, facing roadway

Remarks: _____

Posted by: W. J. Jolson Date of return: 5-6-96

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 4-10-96 ACCOUNT ADD-6150
76-373-A AMOUNT \$ 85.00
RECEIVED BY ANDREW FASS 109 BONNIE HILL RD
PAID BY W. J. Jolson 35.00
FOR POSTING (C.S.) 50.00
BALANCE 85.00
VALIDATION ON SIGNATURE OF CARRIER
JCM



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD J. JOLSON, DIRECTOR

For newspaper advertising:

Item No.: 397 Petitioner: Andrew V. & Alison Fass

Location: 109 Bonnie Hill Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Andrew V. Fass

ADDRESS: 109 Bonnie Hill Rd.

Baltimore MD 21204

PHONE NUMBER: HOME: 583-6731 WORK: 889-3400 ext 4

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 17, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-393-A (Item 397)
109 Bonnie Hill Road
S/S Bonnie Hill Road, 430' W of c/l Bushrow Road
9th Election District - 4th Councilmanic
Legal Owner(s): Andrew V. Fass and Allison Fass

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact only with this office regarding the status of this case. Do not reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 21, 1996. The closing date (May 6, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) Should your case require a public hearing, whether due to a neighbor's formal request or by order of the Commissioner, the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by you, the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Andrew and Allison Fass

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 7, 1996

Andrew and Allison Fass
109 Bonnie Hill Road
Baltimore, MD 21204

RE: Item No.: 397
Case No.: 96-393-A
Petitioner: Andrew Fass, et ux

Dear Mr. and Mrs. Fass:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 16, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 26, 1996
Item Nos. 390, 392, 394, 395, 397

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:DAS:jrb

cc: File

ZONES

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: April 22, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 383, 396 and 397

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3460.

Prepared by:

Division Chief

PK/JL

ITEM383/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 04/18/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 22, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 389, 390, 391, 392, 393, 394, 395, 397 AND 398.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZACM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 4-23-96

DATE: 4-23-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:

389

390

392

394

395

396

397

398

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No.

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-3500 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for impaired Hearing or Speech
1-800-336-2989, 24 hours toll-free



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 15, 1996

Mr. & Mrs. Andrew V. Fass
109 Bonnie Hill Road
Baltimore MD 21204

RE: Zoning Petition Item Number
109 Bonnie Hill Road
9th Election District

Dear Mr. & Mrs. Fass:

This letter is being written concerning the Petition for Administrative Variance which you filed in the zoning office on April 11, 1996 with Joseph C. Merrey. Due to unforeseen circumstances, the item number for your variance filing needs to be changed. The item number that you were given during the filing appointment and which appears on your receipt is item #372. The new item number given to your petition filing is item #397.

If you need further information or have any questions, please do not hesitate to contact Joseph Merrey at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor

Zoning Review

WCR SCJ scj

cc: Joseph C. Merrey

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on Recycled Paper



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 109 Bonnie Hill Rd. pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Burnbrae

plat book # 12, folio # 5, page # 6

OWNER: Andrew Face

SITE

LOCATION INFORMATION

Election District: 5

Councilmanic District: 1

1"-200" scale map: N.W. 1/4

Zoning: R-2

Lot size: 1.0 acreage square feet

SEWER: ☐ WATER: ☐

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: [signature] ITEM #: CASE#:

date: 4-8-76 prepared by: [signature] Scale of Drawing: 1"= 300'

